

ORDINANCE O2023-20

AN ORDINANCE AMENDING THE ZONING DISTRICT BOUNDARIES OF THE ZONING DISTRICT MAP OF THE CITY OF WEATHERFORD, TEXAS, CONCERNING CERTAIN PARCELS OR TRACTS OF LAND AT 1510 SANTA FE DRIVE, IDENTIFIED AS BEING LOT 2R OF SANTA FE SPUR, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, TEXAS; HERETOFORE ZONED C1 GENERAL COMMERCIAL SHALL HENCEFORTH BE ZONED C1 GENERAL COMMERCIAL WITH A CONDITIONAL USE PERMIT FOR AN TATTOO AND BODY PIERCING STUDIO, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; AND PROVIDING A SAVINGS CLAUSE:

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WHEREAS, the governing body of the City of Weatherford, Texas, after thorough study, has determined that the Zoning District Map of said City and the Zoning District Boundaries shown thereon should be changed and amended in certain particulars, and

WHEREAS, all reviews and public hearings and all notices incident thereto have been in full compliance with the provisions applicable thereto as contained in the zoning ordinance as set forth in the laws of the State of Texas, and

WHEREAS, the City Council now desires to record said authorized changes in the Zoning District Map by passage of this ordinance amending said map and directing the Department of Development and Neighborhood Services to make appropriate changes in the one (1) copy of the original Zoning District Map on file in the office of the City Secretary and all other copies of maps purporting to be copies of the current Zoning District Map of the City of Weatherford, Texas, as provided for in Title XII, Chapter 2, Section 12-2-101, of the City Code of Weatherford, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS:

SECTION 1: That the Zoning District Map of the City of Weatherford, Texas, is hereby amended by changing the zoning district boundaries as herein indicated on the hereinafter described tracts of parcels of land within the corporate limits of the City of Weatherford, Texas:

PREVIOUS ZONING  
DISTRICT DESIGNATION

**C1 General Commercial**

AMENDED ZONING  
DISTRICT DESIGNATION

**C1 General Commercial with a  
conditional use permit for a tattoo  
and body piercing studio**

For the area more particularly described in **Exhibit 'A' Property Description**.

SECTION 2: The City Council, after thorough investigation and review finds that all prerequisites as to study, review, notice, public hearings, and all other legal requirements have been met and fully complied with concerning the changes set forth in Section 1 of this ordinance prior to the passage hereof, and that the changes indicated therein will be to the benefit of the particular neighborhood concerned and to the City as a whole.

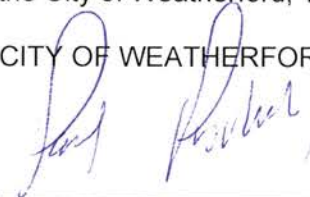
SECTION 3: The Department of Development and Neighborhood Services is hereby instructed to change the one (1) copy of the Zoning District Map on file in the office of the City Secretary and all other copies of maps purporting to be copies of the current Zoning District Map of the City of Weatherford, Texas, to show the changes set forth herein.

SECTION 4: All ordinances and parts of ordinances in conflict with this ordinance shall and the same are hereby repealed to the extent of said conflict only.

SECTION 5: If any section, subsection, paragraph, sentence, clause, phrase or word of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such holding shall not affect the validity of the remaining portion of this ordinance, and the City Council hereby declares that it would have passed such remaining portions despite such invalidity or unconstitutionality.

The foregoing ordinance was introduced, read, approved, passed and adopted by a vote of 4 ayes and 0 nays by the City Council of the City of Weatherford, Texas, at its meeting on June 27, 2023.

CITY OF WEATHERFORD, TEXAS



Paul Paschall, Mayor

ATTEST:



Andrea McDonald, City Secretary

APPROVED AS TO FORM:



Robert M. Allibon, City Attorney

### **Exhibit 'A' Property Description**

BEGINNING at a found 1/2" steel pin being the SWBL of F.M. Highway, No 2552 and the NE corner of Lot 2, Santa Fe Spur, according to Plat Cabinet A, Slide 668, P.R.P.C.T.;

THENCE S 00 deg. 13 min. 00 sec. E, with the CBL of Lots 2 and 3, a distance of 101.79 ft. to the SW corner of Lot 2 and continuing a total distance of 200.42 ft. to a found 3/8" pin for a corner;

THENCE S 89 deg. 50 min. 03 sec. W, with the NBL of Austin Heights Phase III, a distance of 149.02 ft. to a found 3/8" steel pin for a corner;

THENCE N 89 deg. 50 min. 20 sec. W, with the above mentioned boundary line, a distance of 0.98 ft. to a found 3/8" steel pin for a corner;

THENCE N 00 deg. 13 min. 00 sec. W, with the EBL of Lot 1, Santa Fe Spur, passing a found concrete monument at 0.64 ft. and continuing a distance of 98.0 ft. to a SW corner of Lot 2, Santa Fe Spur, and the CBL of Lots 2 and 3, continuing a total distance of 238.96 ft. to a found 1/2" steel pin in a curve of the SWBL of F.M. Highway No. 2552, for a corner;

THENCE with a curve to the left and the SWBL of F.M. Highway No. 2552, the following data: Radius 1177.50 ft. Chord, S 75 deg. 48 min. 29 sec. E, 154.86 ft., a distance of 154.98 ft., to the point of beginning and containing 0.75 acres, more or less.

### **Exhibit 'B' Conditions of Approval**

1. Hours of operation shall be limited 12:00 p.m. – 10:00 p.m.
2. Exterior signs shall be limited to one wall sign and signage on an existing monument of pole sign.
3. No neon, flashing, or moving signs are permitted.
4. No art or product shall be displayed outside of the building.

Exhibit 'C' Site Plan

